

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

7/19/2007

REPORTS OF COMMITTEES

15926

5539

to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 7-H.
(As Amended)
(Application Number 16227)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 7-H in the area bounded by:

West Belmont Avenue; a line 50 feet west of and parallel to North Oakley Avenue; the alley next south of and parallel to West Belmont Avenue; and a line 75 feet west of and parallel to North Oakley Avenue,

to those of a B1-2 Neighborhood Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 7-N.
(Application Number 15926)*

RBPD 1073

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-1 and B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 7-N in the area bounded by:

public alley next north of and parallel to West Grand Avenue; a line 200 feet east of and almost parallel to the east line of North Harlem Avenue (as measured along the north line of West Grand Avenue); West Grand Avenue; and North Harlem Avenue,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance shall be amended by changing all the B3-5 Community Shopping District symbols to those of a Residential-Business Planned Development and a corresponding use is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development Number 1073

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1073 ("Planned Development") consists of a net site area of approximately twenty-six thousand eight hundred three (26,803) square feet of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by the applicant, Harlem & Grand, L.L.C. ("Applicant") for purposes of this Residential-Business Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the owner, its successors and assigns and, if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance the Property, at the time applications for amendments, modifications or changes (administrative, legislative or

otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the Property within the Planned Development or any homeowners association formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. Moreover, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. No amendment may be sought without written approval by the condominium association unless the right to do so has been retained by Applicant and its successors in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligation therein.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Landscape Details Plan; a Typical Exterior Wall Detail Plan; and South, West, North and East Building Elevations, all dated June 21, 2007, prepared by NuTech AEP, L.L.C. which are all incorporated herein. Full-size sets of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the areas delineated herein: multi-unit residential; ground floor commercial and business uses, accessory parking, accessory uses and related uses.
6. Identification and business signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Off-premises signs shall not be permitted in the Planned Development.

7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed, and maintained in substantial conformance with the Site Plan, Landscape Plan, Building Elevations, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the plans for all buildings and

improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner, which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant shall install a vegetated ("green") roof of at least six thousand seven hundred ninety-five (6,795) square feet.
15. Unless substantial construction of the project has commenced within the Planned Development within six (6) years of the passage of the Residential-Business Planned Development, the zoning of the Property shall revert to the B1-1 and B1-2 Neighborhood Shopping Districts. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

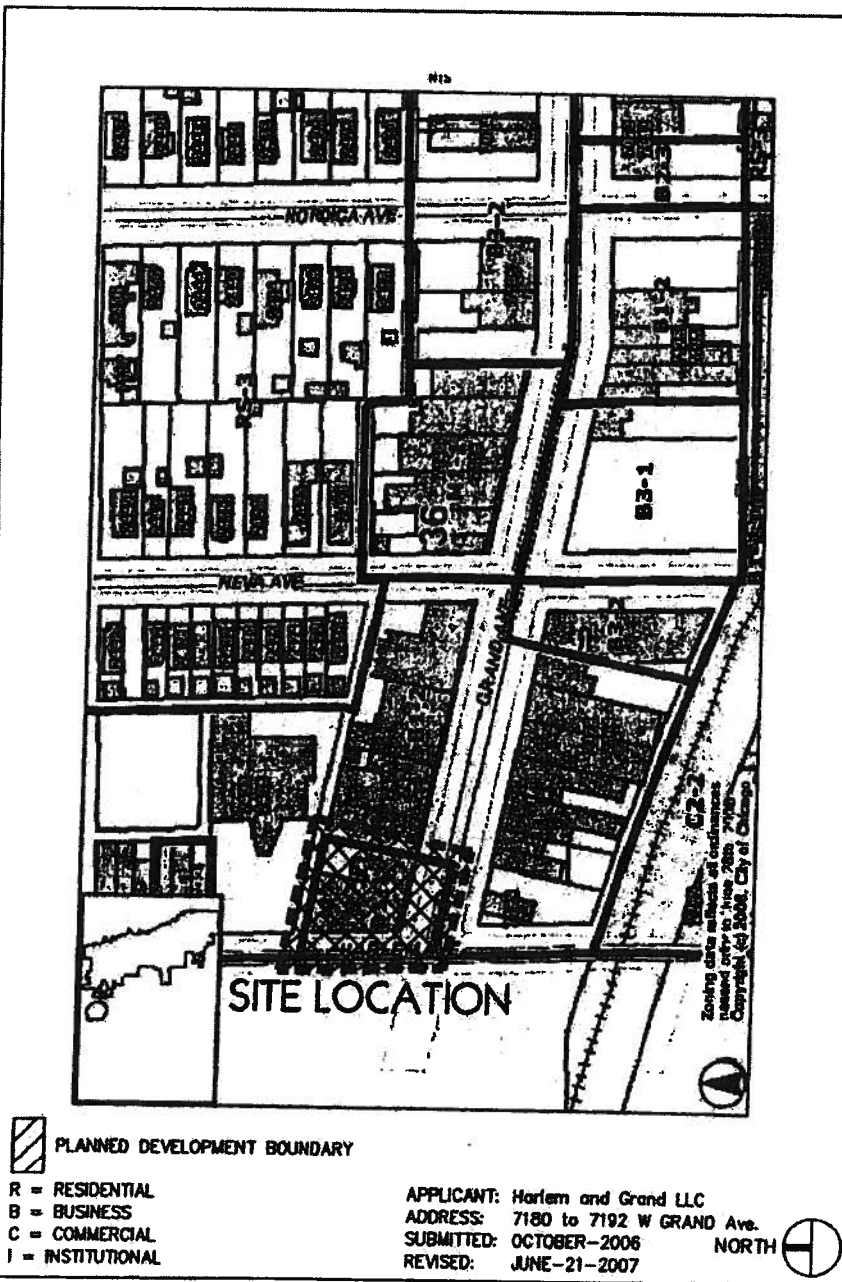
[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Details; Typical Exterior Wall Detail; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 5545 through 5554 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

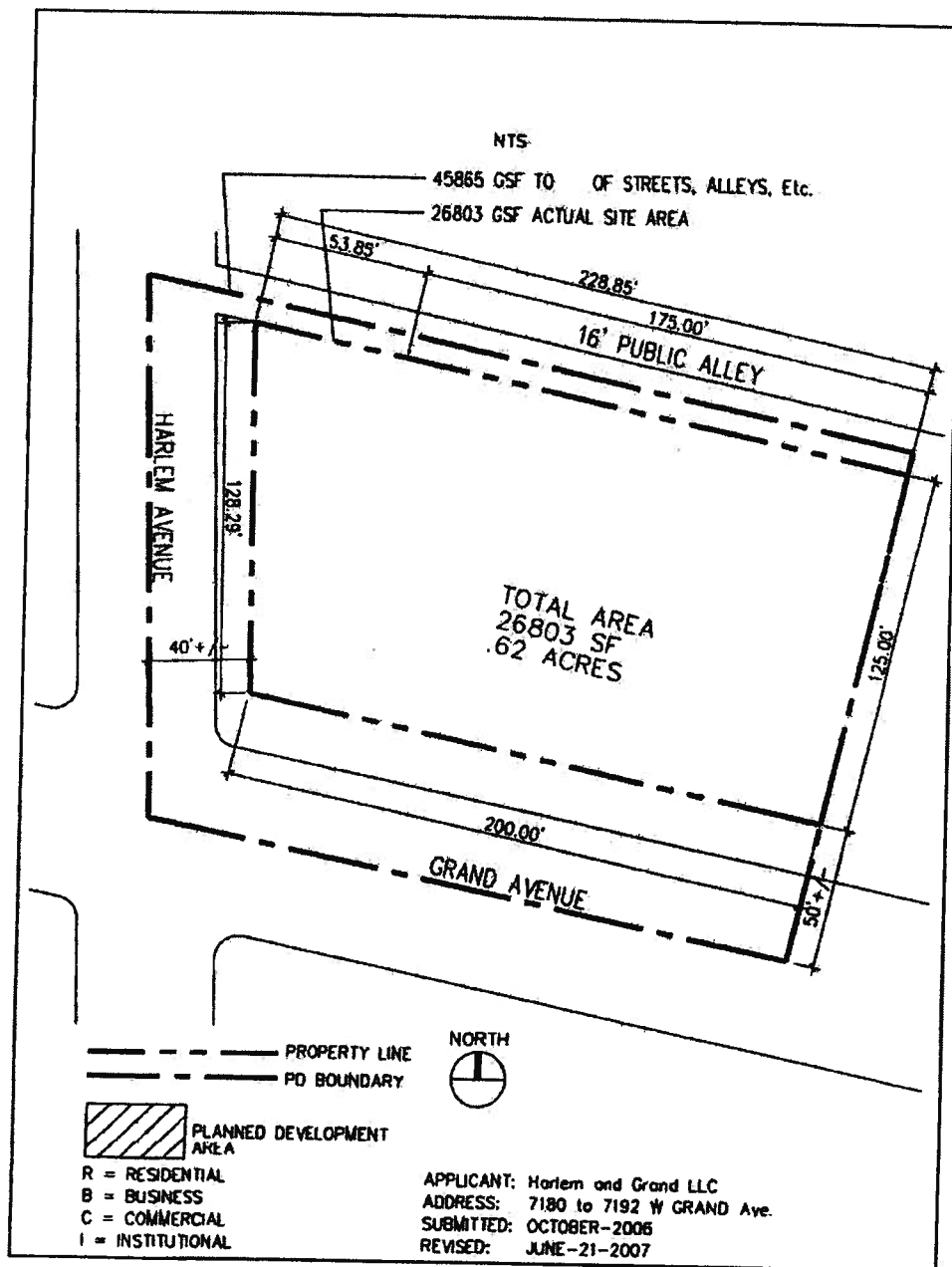
*Residential-Business Planned Development Number 1073.**Bulk Regulations And Data Table.*

Gross Site Area:	35,865 square feet
Minus Area Remaining in Public Right-of-Way:	9,062 square feet
Equals Net Site Area Minus Total:	26,803 square feet (0.62 acre)
Maximum Floor Area Ratio:	5.00
Permitted Uses:	Multi-unit residential; ground floor commercial and business uses; accessory parking; accessory uses; and related uses
Maximum Permitted Number of Residential Units:	70 dwelling units
Minimum Number of Off-Street Parking Spaces:	92 (If revisions are required by another city agency at the time of building permit applications, the number of parking spaces may be reduced, so long as a minimum ratio of 1:1 spaces per dwelling unit is maintained)
Minimum Number of Loading Spaces:	1
Minimum Number of Bicycle Storage Spaces:	1:2 automobile parking spaces
Maximum Building Height:	70 feet
Maximum Site Coverage:	As shown on the plans
Minimum Periphery Setbacks:	As shown on the plans

Existing Zoning And Land-Use Map.

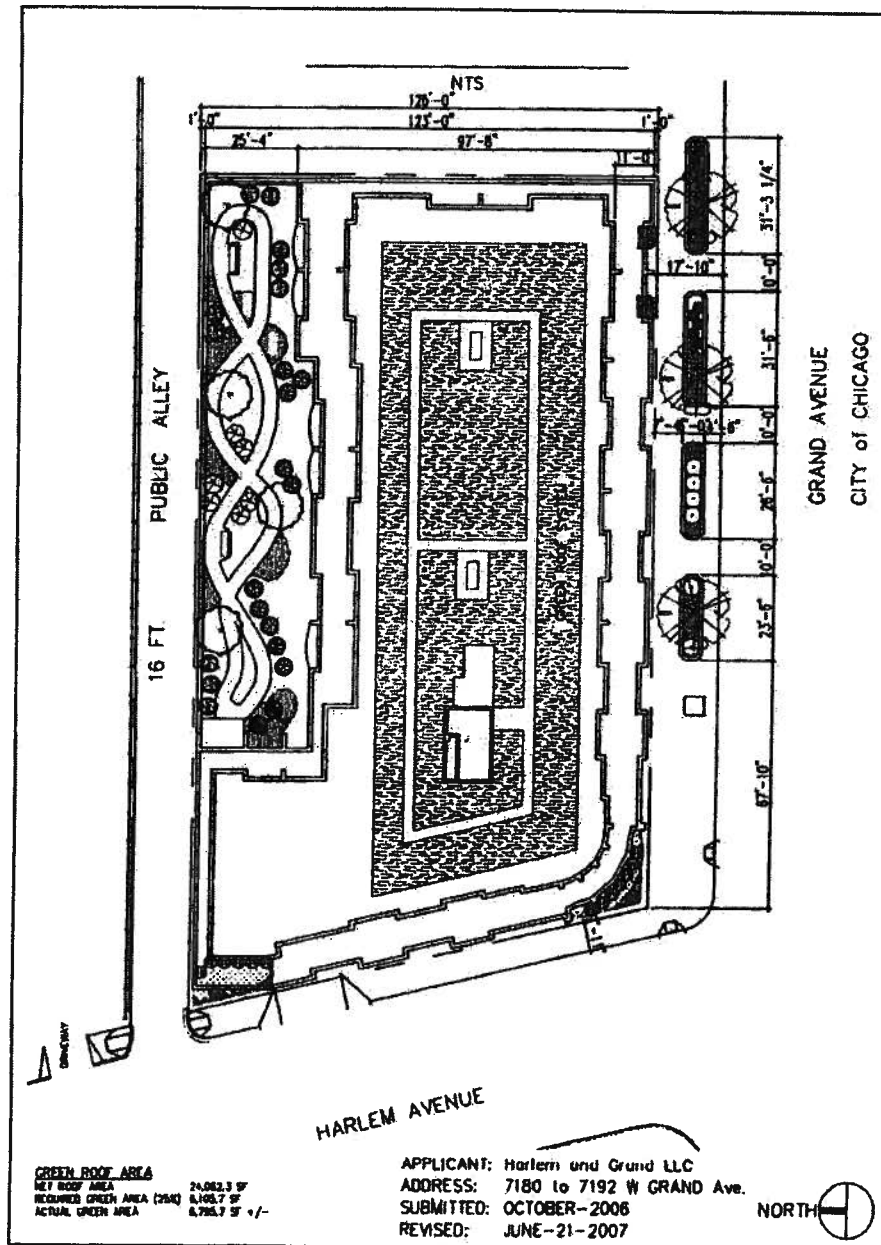


Planned Development Boundary
And Property Line Map.

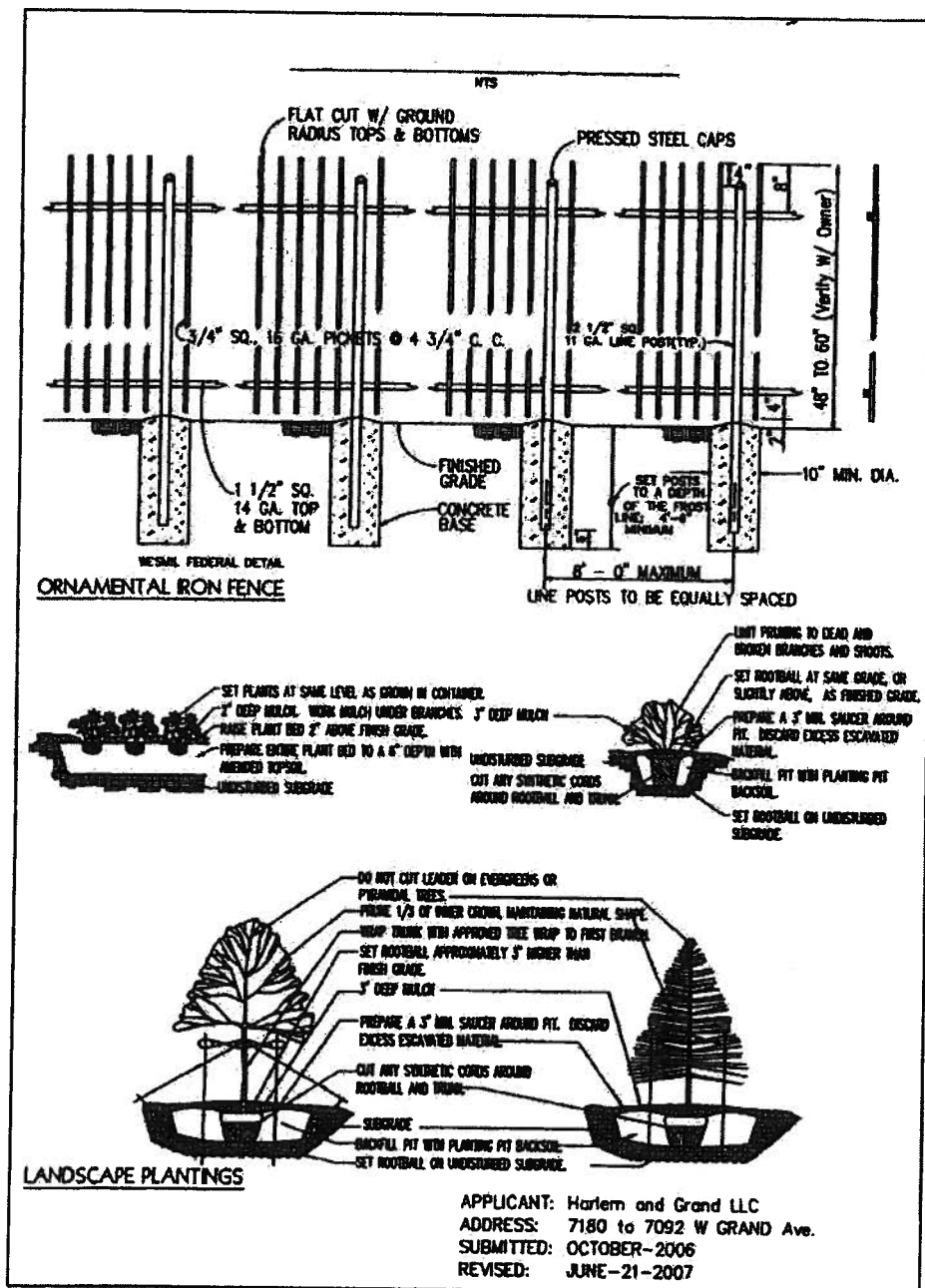


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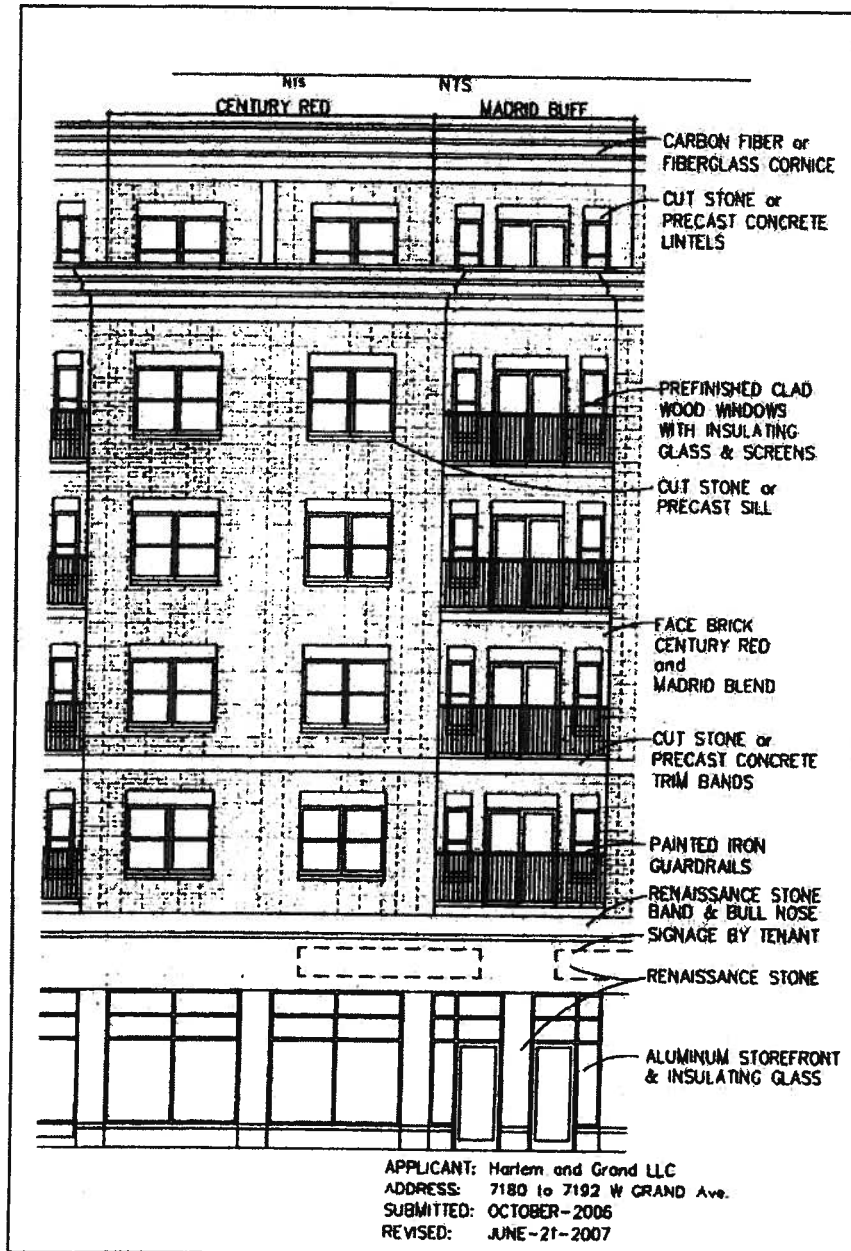
Landscape Plan.



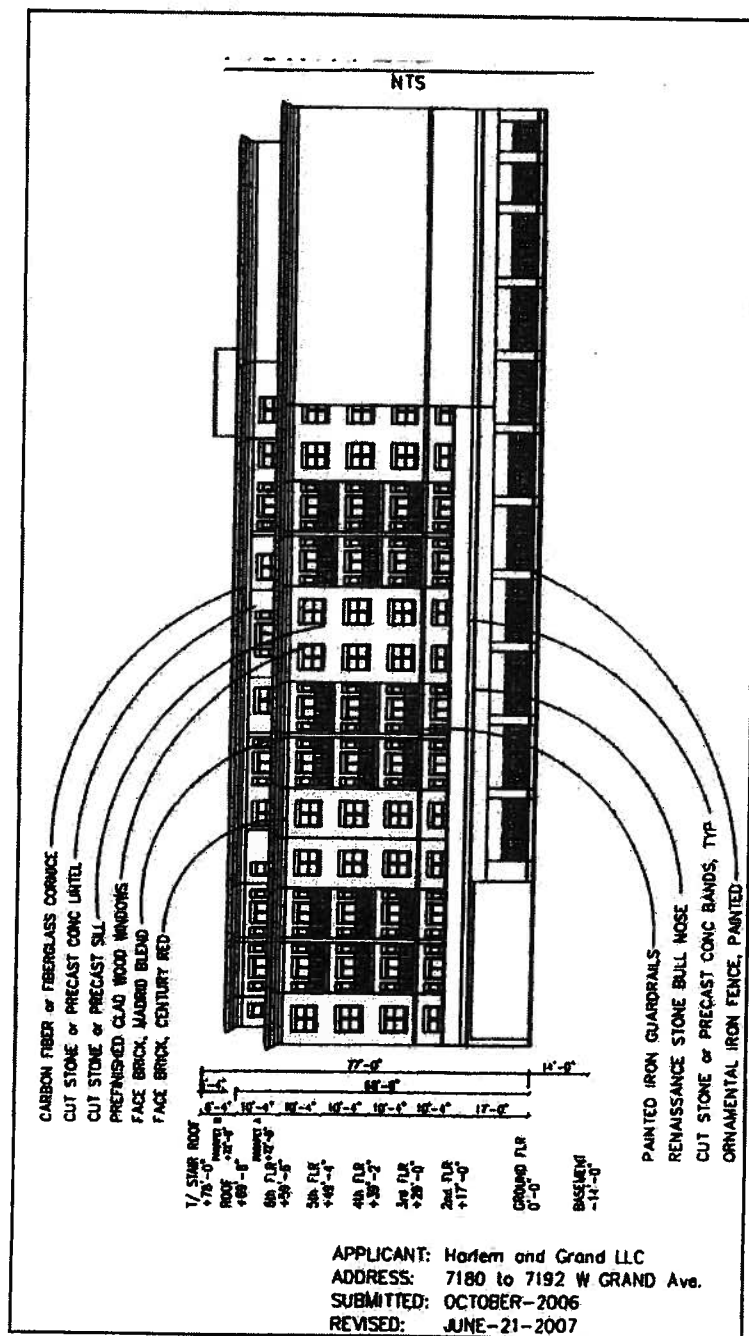
Landscape Details.



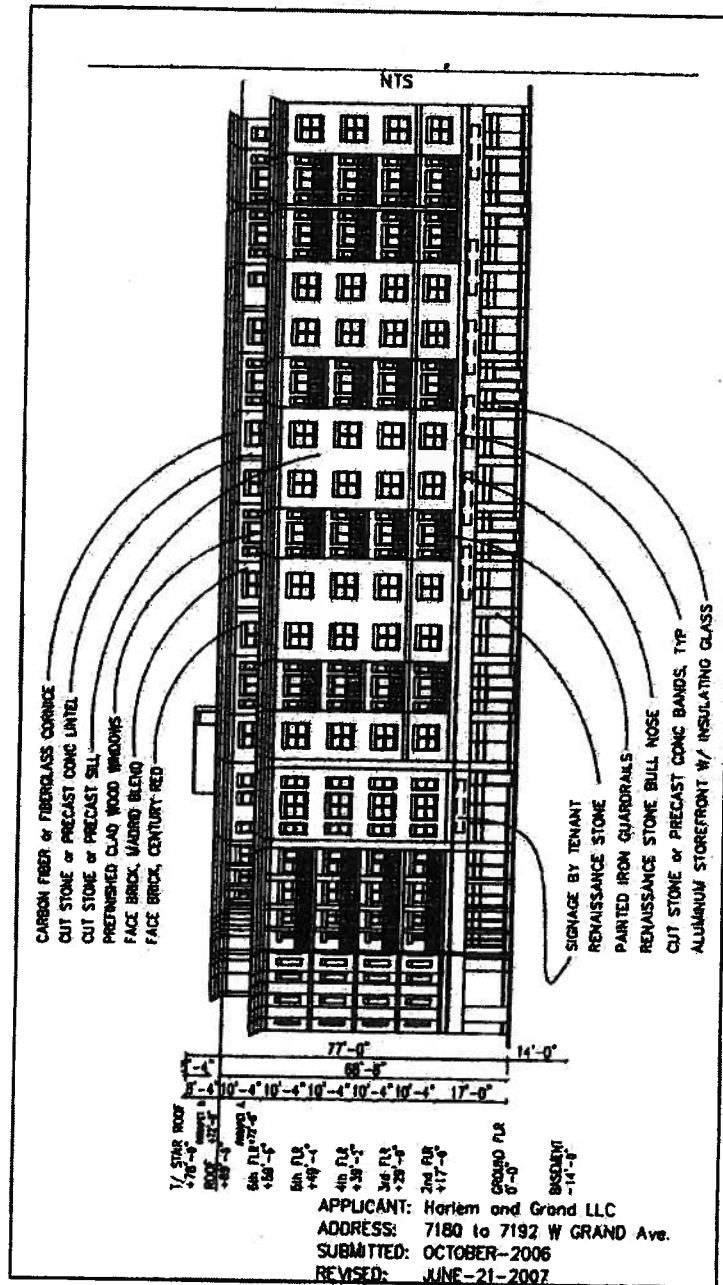
Typical Exterior Wall Detail.



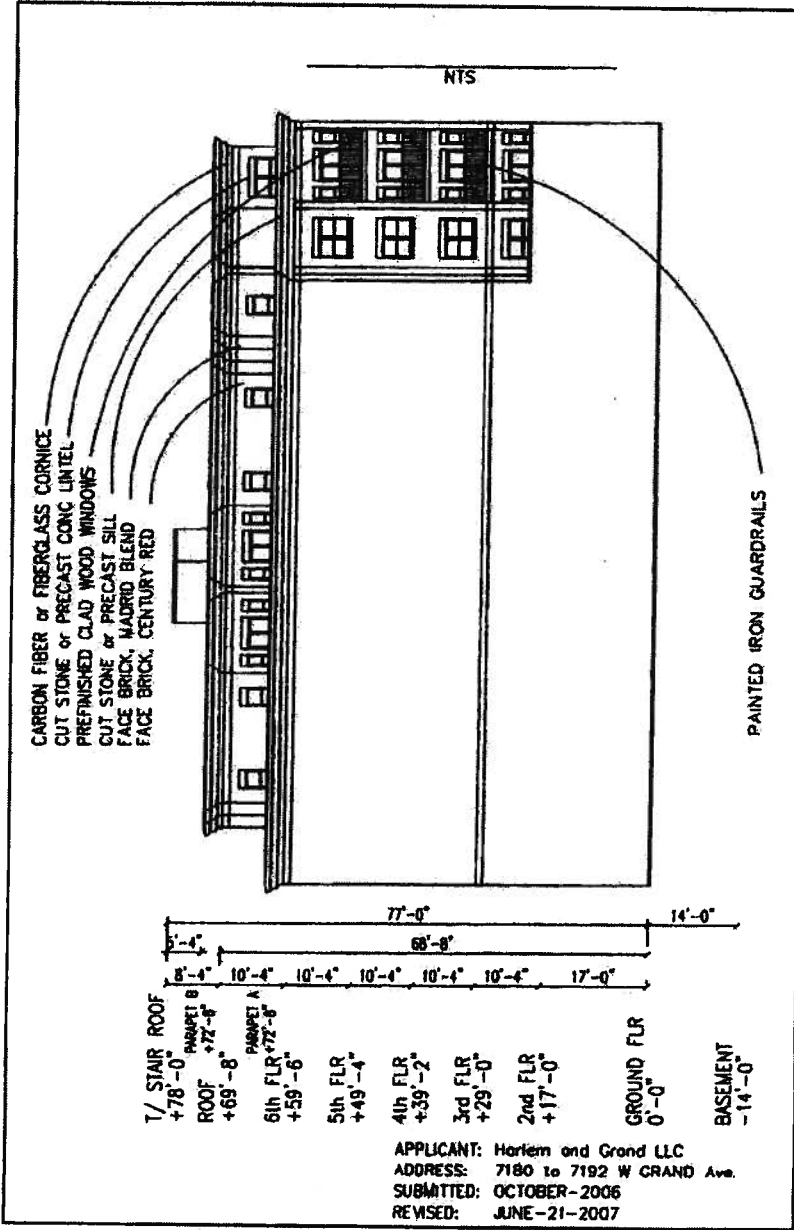
North Building Elevations.



South Building Elevations -- Grand Avenue.



East Building Elevations.



West Building Elevations -- Harlem Avenue.

